

177.0

0008

0016.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel

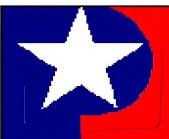
712,100 / 712,100

USE VALUE:

712,100 / 712,100

ASSESSED:

712,100 / 712,100


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		AVOLA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: RYAN KATHLEEN A

Owner 2:

Owner 3:

Street 1: 26 AVOLA STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry	Own Occ: Y
Postal: 02476	Type:	

PREVIOUS OWNER

Owner 1: LOTITO DEAN J-ETAL -

Owner 2: RYAN KATHLEEN -

Street 1: 26 AVOLA STREET

Twn/City: ARLINGTON

St/Prov: MA	Cntry	
Postal: 02476	Type:	

NARRATIVE DESCRIPTION

This parcel contains .146 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1974, having primarily Aluminum Exterior and 1773 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6354	Sq. Ft.	Site			0	70.	0.96	6									427,434						427,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6354.000	284,700		427,400	712,100		120112
							GIS Ref
							GIS Ref
							Insp Date
							09/08/18

PREVIOUS ASSESSMENT								Parcel ID	177.0-0008-0016.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	
2022	101	FV	284,700	0	6,354.	427,400	712,100		Year end	12/23/2021
2021	101	FV	276,900	0	6,354.	427,400	704,300		Year End Roll	12/10/2020
2020	101	FV	276,900	0	6,354.	427,400	704,300		Year End Roll	12/18/2019
2019	101	FV	235,500	0	6,354.	421,300	656,800		656,800 Year End Roll	1/3/2019
2018	101	FV	235,300	0	6,354.	323,600	558,900		558,900 Year End Roll	12/20/2017
2017	101	FV	235,300	0	6,354.	305,300	540,600		540,600 Year End Roll	1/3/2017
2016	101	FV	235,300	0	6,354.	280,900	516,200		516,200 Year End	1/4/2016
2015	101	FV	231,600	0	6,354.	262,600	494,200		494,200 Year End Roll	12/11/2014

SALES INFORMATION		TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LOTITO DEAN J-	52647-126	4/27/2009	Family			No	No		
	18834-379	1/1/1988			215,000	No	No	Y	

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
4/1/2019	444	Wood Dec	12,121	C					9/8/2018	MEAS&NOTICE	HS	Hanne S											
2/6/2019	173	Siding	34,102	C					3/19/2009	Inspected	189	PATRIOT											
9/12/2016	1108	Re-Roof	23,668	C					12/29/2008	Measured	163	PATRIOT											
									1/13/2000	Mailer Sent													
									1/3/2000	Measured	243	PATRIOT											
									7/19/1993		AJS												

Sign: _____ VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 05 - Garrison	Sty Ht: 2 - 2 Story	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average	A Bath:	Rating:	PDAS.				26									
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 3 - Aluminum	Sec Wall:	3/4 Bath:	Rating:	A 3QBth:	Rating:					2									
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: MUSTARD	View / Desir:	1/2 Bath: 1	Rating: Good	A HBth:	Rating:					4									
OthrFix:	Rating:	OthrFix:	Rating:	OTHER FEATURES				RESIDENTIAL GRID				WDK									
Kits: 1	Rating: Average	A Kits:	Rating:	1st Res Grid Desc: Line 1 # Units 1				FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O		
Fpl: 2	Rating: Average	WSFlue:	Rating:	Level																	
Location:	Total Units:	Floor:	% Own:	Other																	
Name:		%		Upper																	
				Lvl 2																	
				Lvl 1																	
				Lower																	
				Totals				RMs: 7	BRs: 3	Baths: 1	HB: 1										
GENERAL INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN									
Grade: C - Average	Year Blt: 1974	Eff Yr Blt:	Alt LUC:	Location:	Total Units:	Floor:	% Own:	Exterior:	No Unit	RMS	BRS	FL					SFL				
								Interior:	1	7	3					FFL					
Jurisdct:		Fact: .	Const Mod:					Additions:								BMT					
Lump Sum Adj:								Kitchen:													
INTERIOR INFORMATION				DEPRECIATION				Baths:													
Avg Ht/FL: STD	Prim Int Wal 2 - Plaster	Sec Int Wall:	Partition: T - Typical	Phys Cond: AV - Average	27. %	Functional:	%	Plumbing:													
				Economic:	%	Special:	%	Electric:													
				Override:	%			Heating:													
				Total:	27.5 %			General:													
								Totals	1	7	3										
CALC SUMMARY				COMPARABLE SALES																	
Bsmnt Flr: 12 - Concrete	Subfloor:	Bsmnt Gar:	Electric: 3 - Typical	Basic \$ / SQ: 140.00	Size Adj.: 1.35000002	Const Adj.: 0.99989998	Adj \$ / SQ: 188.981	Rate	Parcel ID	Typ	Date	Sale Price									
				Other Features: 85000	Grade Factor: 1.00	NBHD Inf: 1.00000000	NBHD Mod: 1.00														
				LUC Factor: 1.00	Adj Total: 392658	Depreciation: 107981	Depreciated Total: 284677	WtAv\$/SQ:	AvRate:	Ind.Val											
					Juris. Factor: 0																
					Special Features: 0																
					Final Total: 284700																
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:	PARCEL ID 177.0-0008-0016.0				IMAGE				AssessPro Patriot Properties, Inc				
SPEC FEATURES/YARD ITEMS																					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
More: N				Total Yard Items:				Total Special Features:				Total:									